

CITY COUNCIL

MEETING MINUTES

DECEMBER 19, 2022, 7:00 PM

CITY COUNCIL REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS



CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular session to order at 7:02 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 1 Marissa Barrett

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Director of Development Services Ramie Hammonds, Chief of Police Waylan Rhodes, and Director of Public Works Jim Bolz.

INVOCATION AND PLEDGE

Councilmember Dillon gave the invocation, the Pledge of Allegiance was led by Councilmember Gann.

CITIZENS COMMENTS

No one addressed the Council.

CONSENT AGENDA

1. Consideration and possible action on the minutes from the December 5, 2022, meeting.

2. Consideration and possible action on the Assignment and Amendment of the Professional Services Reimbursement Agreement with Sanger Texas Land Development, LLC, to Centurion American Acquisitions, LLC, and authorize the Mayor to execute said agreement.

Motion to approve made by Councilmember Gann, Seconded by Councilmember Bilyeu. Voting Yea: Councilmember Chick and Councilmember Dillon
Motion passed unanimously.

PUBLIC HEARING ITEMS

3. Conduct a public hearing on a Replat of Lot 2-R1 and Lot 2-R2 of the Saunders Addition, being 8.252 acres located within the City of Sanger's ETJ, generally located approximately 425 feet south of the intersection of FM 455 and Indian Trail.

Mayor Muir opened the public hearing at 7:06 p.m.

Director Hammonds provided an overview of the item stating the plat met the Subdivision requirements.

Mayor Muir closed the public hearing at 7:07 p.m.

4. Conduct a public hearing on a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Mayor Muir opened the public hearing at 7:07 p.m.

Director Hammonds provided an overview of the proposed mixed-use development and the revisions made by the Developer.

Mayor Muir closed the public hearing at 7:11 p.m.

ACTION ITEMS

5. Consideration and possible action on the Replat of Lot 2-R1 and Lot 2-R2 of the Saunders Addition, being 8.252 acres located within the City of Sanger's ETJ, generally located approximately 425 feet south of the intersection of FM 455 and Indian Trail.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Dillon.
Voting Yea: Councilmember Chick and Councilmember Gann
Motion passed unanimously.

6. Consideration and possible action on Ordinance No. 12-32-22 regarding a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Director Hammonds referred to the Concept Plan regarding Open Space and the Developer for additional questions.

Discussion ensued regarding the amount of Open Space, detention areas, density, fencing, maintenance for the build-to-rent homes, traffic management, and the anchor of the commercial development.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Voting Yea: Councilmember Dillon

Voting Nay: Councilmember Chick

Motion passed 3-1

7. Consideration and possible action on Addendum 6 with Dannenbaum Engineering Corporation related to FM 455/I-35 aesthetics and additional utility coordination and construction inspection services in the amount not to exceed \$231,356.76 and authorize the City Manager to execute said addendum.

Director Bolz provided an overview of the item stating that there would be two designs of the medallions and a total of four placed on the I-35 overpass at FM 455.

Discussion ensued regarding the design, size of the medallions, and backlighting.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

Voting Yea: Councilmember Chick and Councilmember Gann.

Motion passed unanimously.

8. Consideration and possible action authorizing the purchase of real property commonly identified as 117 and 123 Elm Street Sanger, Texas, from KW Elm Investments LLC in the amount of \$200,000.00; and authorizing the City Manager to execute all related documents.

Councilmember Bilyeu recused himself for this time.

Assistant City Manager Ciocan provided an overview of the item.

Discussion ensued regarding the property to provide a park in downtown as outlined in the Comprehensive Plan.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Gann.
Voting Yea: Councilmember Dillon
Abstain: Councilmember Bilyeu
Motion passed 2-0-1.

9. Consideration and possible action of Ordinance 12-33-22, authorizing and ordering the issuance of City of Sanger, Texas Limited Tax Note, Series 2023; specifying the terms and features of such Note; levying a continuing direct annual ad valorem tax for the payment of said Note; and resolving other matters incident and related to the issuance, sale, payment, and delivery of a paying agent/registrar agreement; and providing for an effective date.

Director Gray provided an overview of the item.

Ted Christensen provided an overview of the certificate, tax-exempt rate, and maximum term.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Bilyeu.
Voting Yea: Councilmember Dillon and Councilmember Gann.
Motion passed unanimously.

FUTURE AGENDA ITEMS

City Manager Noblitt confirmed that the Council work session retreat dates would be February 3-4, 2023.

INFORMATIONAL ITEMS

10. Atmos Rider GCR - Rate Filing Docket No. 10170, November 28, 2022
11. All American Dogs Monthly Report for November 2022

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:35 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary